

Facility Condition Assessment Services

Tier 1 Report of

Facility Condition Assessment

**For
City of Los Altos
Bus Barn Theater
97 Hillview Avenue
Los Altos,
California 94022-3740**



Date of Report: June 10, 2016

Provided By:

Faithful+Gould, Inc.

Provided For:

City of Los Altos

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EXECUTIVE SUMMARY

INTRODUCTION

In accordance with the agreement held between The City of Los Altos, agreement CF-01003 and Faithful+Gould Inc, this completed report provides a comprehensive Facility Condition Assessment of the Bus Barn Theater located at 97 Hillview Avenue, Los Altos, California, 94022-3740 (The Property).

This report provides a summary of the facility information known to us at the time of the study, the scope of work performed, an equipment inventory, evaluation of the visually apparent condition of The Property together with a forecast of capital expenditures anticipated over the next 10 years. We have provided an outlook of anticipated expenditures with no minimum value within the online iPlan™ capital planning database. The expenditure forecast does not account for typical preventative maintenance items such as changing filters to fan coil units.

Our cost rates to produce life cycle and replacement cost estimates are based on our knowledge of the local regional market rates. Our line item costs assume that the work will be undertaken by either in-house or direct sub-contract labor. If the work is procured through public general contractor bids, we recommend budgeting for additional project costs of between 25%-35% to allow for professional fees and general contractor overhead/profit and management costs.

The report provides a summary of the anticipated primary expenditures over the 10-year study period. Further details of these expenditures are included within each respective report section and within the 10-year expenditure forecast, in Appendix A.

The report also calculates the Facility Condition Needs Index (FCNI) of the facility based upon the calculated FCNI. Further discussion of the Facility Condition Needs Index is detailed in the sections below.

LIMITING CONDITIONS

This report has been prepared for the exclusive and sole use of the City of Los Altos. The report may not be relied upon by any other person or entity without the express written consent of Faithful+Gould.

Any reliance on this report by a third party, any decisions that a third party makes based on this report, or any use at all of this report by a third party is the responsibility of such third parties. Faithful+Gould accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made, or actions taken, based on this report.

The assessment of the building/site components was performed using methods and procedures that are consistent with standard commercial and customary practice as outlined in ASTM Standard E 2187-05 for PCA assessments. As per this ASTM Standard, the assessment of the building/site components is based on a visual walk-through site visit, which captured the overall condition of the site at that specific point in time only.

No legal surveys, soil tests, environmental assessments, geotechnical assessments, detailed barrier-free compliance assessments, seismic assessments, detailed engineering calculations, or quantity surveying compilations have been made. No responsibility, therefore, is assumed concerning these matters. Faithful+Gould did not design or construct the building(s) or related structures and therefore will not be held responsible for the impact of any design or construction defects, whether or not described in this report. No guarantee or warranty, expressed or implied, with respect to the property, building components, building systems, property systems, or any other physical aspect of The Property is made.

The recommendations and our opinion of probable costs associated with these recommendations, as presented in this report, are based on walk-through non-invasive observations of the parts of the building which were readily accessible during our visual review. Conditions may exist that are not as per the general condition of the system being observed and reported in this document. Opinions of probable costs presented in this report are also based on information received during interviews with operations and maintenance staff. In certain instances, Faithful+Gould has been required to assume that the information provided is accurate and cannot be held responsible for incorrect information received during the interview process. Should additional information become available with respect to the condition of the building and/or site elements, Faithful+Gould requests that this information be brought to our attention so that we may reassess the conclusions presented herein.

The opinions of probable costs are intended for global budgeting purposes only. The scope of work and the actual costs of the work recommended can only be determined after a detailed examination of the site element in question, understanding of the site restrictions, understanding of the effects on the ongoing operations of the site/building, definition of the construction schedule, and preparation of tender documents.

PROJECT DETAILS

On 04/21/2016, FGUS: Mark Collett of Faithful+Gould visited The Property to observe and document the condition of the building and site components. During our site visit, Faithful+Gould was assisted by David Fanucchi (Facilities / Fleet Supervisor) and Thien Quach (Maintenance Technician) who are associated with City of Los Altos.

BUILDING DETAILS

Item	Description
Project Name	Bus Barn Theater
Property Type	MISC
Full Address	97 Hillview Avenue Los Altos, California 94022-3740
Onsite Date	04/21/2016
Historic District	No
Historic Building	No
Year Built	1960
Occupancy Status	Occupied
Number of Stories	1
Gross Building Area (GSF)	3,920
Current Replacement Value (CRV)	\$ 1,117,200
ARV/GSF (\$/Sq Ft)	\$285.00 / Sq Ft

BUILDING DESCRIPTION

PROPERTY EXECUTIVE SUMMARY

The Bus Barn Theater is part of the Hillview Park, located at 97 Hillview Avenue, Los Altos, California and was originally constructed in 1940 as bus garage. It was moved to it's current location in the late 70's and converted to a theater, it was subsequently refurbished in 1995. There is a main stage and auditorium with raised seating, both a Men's and Women's dressing room, storage and large workshop to the rear. There is a mezzanine level which contains theater control area for lighting and sound as well as mechanical HVAC equipment. There have been no major additions or renovations in recent years as far as we are aware.

ARCHITECTURAL STRUCTURE EXECUTIVE SUMMARY

The building is assumed to have reinforced concrete strip footing foundations. The building has a reinforced concrete slab-on-grade. The building has a steel portal frame the exterior walls are constructed of exterior metal cladding with a painted finish and foil backed insulation cladding internally with a painted finish. The building has a pitched roof with steel rafters and joists with the same exterior metal cladding roof, with a painted finish. There are perimeter gutters with downspouts. The interior wall construction consist of stud walls with gypsum wall boards with a painted finish. The building has painted concrete floor finish throughout, with carpet to the raised seating and dressing room areas. The building has open soffits with a foil backed insulation cladding board with a painted finish, the same material as the walls. There are no windows to the theater area, just aluminum framed windows to the workshop area.

MECHANICAL EXECUTIVE SUMMARY

The building has no heating or cooling at the building due to the open nature of the construction. Domestic hot water is not provided to the restrooms, however there is a small under counter electric water heater in the concession stall, below the sink. There is no wet-pipe fire suppression system present at the building.

ELECTRICAL EXECUTIVE SUMMARY

The electrical system consists of one main distribution panel located at the exterior, which services the building. The interior lighting is provided by a combination of light fixtures which consisted of surface and ceiling mounted types. The lighting to the theater is generally minimal due to the nature of the space. There are rows of individual incandescent pendant lights above the seating area, which are dimmable and theater spotlights of various size.

SITE EXECUTIVE SUMMARY

The site has concrete sidewalks and various landscaped areas. All site assets are attached to the Parks Office FCA Report.



SUMMARY OF FINDINGS

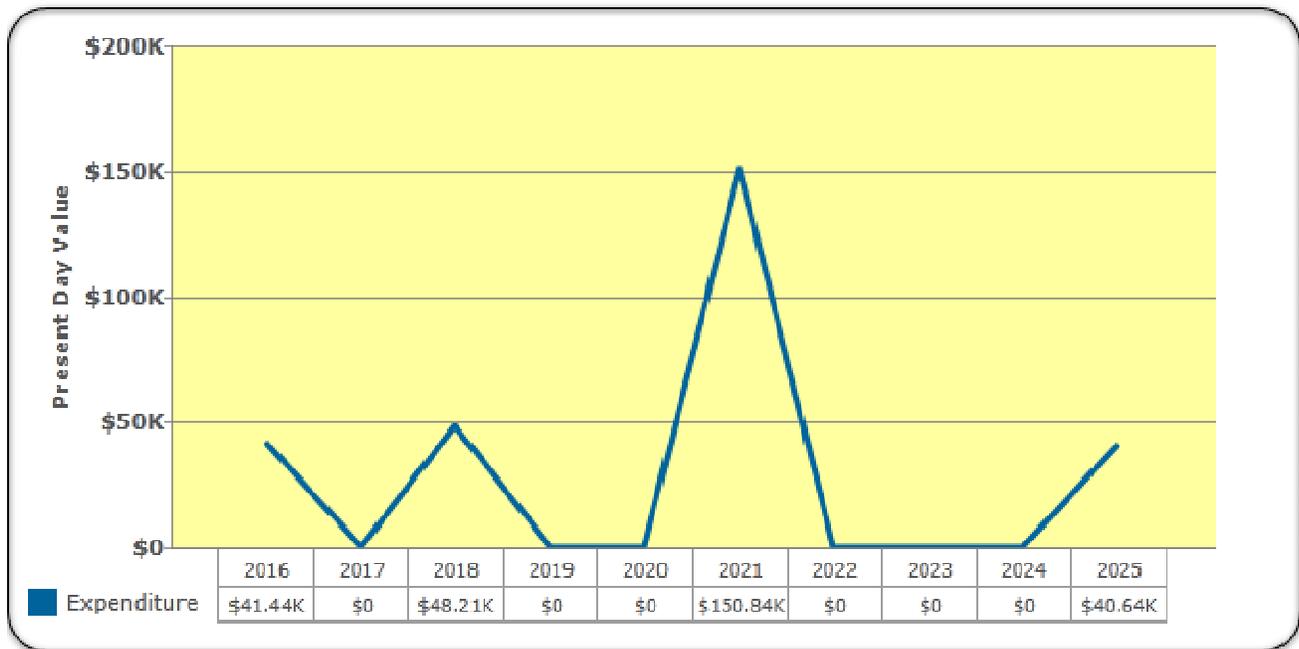
This report represents summary-level findings for the Property Condition Assessment. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall Long Term Capital Needs Plan that can be the basis for a facility wide capital improvement funding strategy. Key findings from the Assessment include:

Key Findings	Metric
Current Year Facility Condition Needs Index	3.71
Immediate Capital Needs (Year 1) (included in FCNI)	\$41,440
Future Capital Needs (Year 2 to Year 10)	\$239,696

BUILDING EXPENDITURE SUMMARY

The building expenditure summary section provides an executive overview of the findings from the assessment. The chart below provides a summary of yearly anticipated expenditures over the study period for the Bus Barn Theater building. In addition, we have scheduled key findings highlighting items greater than \$5,000 and their anticipated failure year. Further details of these expenditures are included within each respective report section and within the expenditure forecast, in Appendix A of this report. The results illustrate a total anticipated expenditure over the study period of approximately \$281,136.

Expenditure Forecast Over Study Period



KEY FINDINGS

- + B Shell: ADA Door at an estimated cost of \$8,400 in year 2016
- + B Shell: Replace Rigid Board Insulation at an estimated cost of \$18,435 in year 2018
- + B Shell: Repainted at an estimated cost of \$12,527 in year 2021
- + B Shell: Replace Preformed Corrugated Metal Roof Panels at an estimated cost of \$86,044 in year 2021
- + C Interiors: ADA Stairs at an estimated cost of \$24,640 in year 2016
- + C Interiors: Replace Carpet at an estimated cost of \$9,114 in year 2018
- + C Interiors: Replace Interior Single Wood Door(s) at an estimated cost of \$7,315 in year 2025
- + D Services: Replace Split-System (Indoor Unit Only - Cooling, Heating Coils and Circulation Fan) at an estimated cost of \$6,536 in year 2018
- + D Services: Replace Packaged Outdoor - Cooling and Heating at an estimated cost of \$5,852 in year 2018
- + D Services: Replace Wiring Systems (inc. Receptacles & Switches) at an estimated cost of \$30,890 in year 2025
- + E Equipment & Furnishing: ADA Seating & Listening System at an estimated cost of \$8,400 in year 2016
- + E Equipment & Furnishing: Replace Seating, Auditorium Chair, Fully Upholstered, Spring Seat at an estimated cost of \$48,279 in year 2021

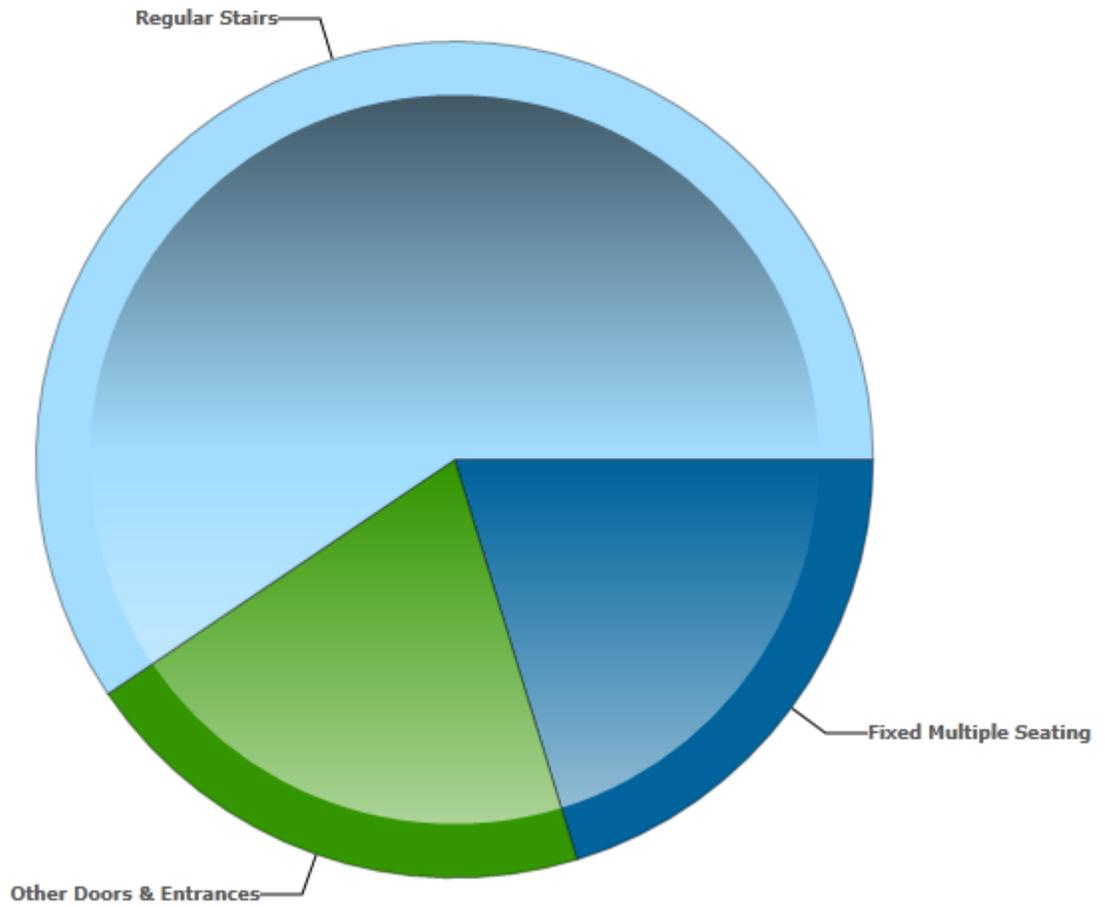
1 All costs presented in present day values

2 Costs represent total anticipated values over the 10 year study period

3 Budget for additional project costs of between 25% - 35% to allow for professional fees and general contractor overhead/profit and management costs

DISTRIBUTION OF IMMEDIATE (YEAR 1) NEEDS BY BUILDING SYSTEM

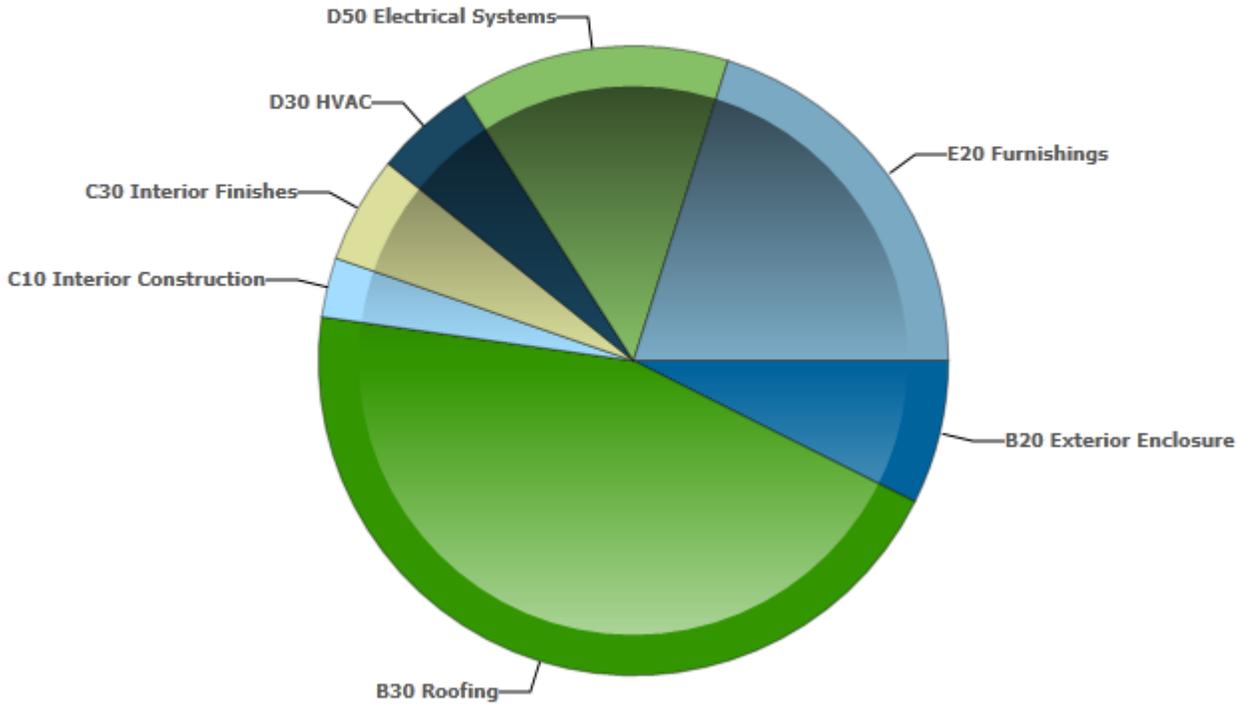
Distribution of Immediate Needs by Building System



Building System	Estimated Cost	Percentage of Total Cost
Fixed Multiple Seating	\$8,400	20.3%
Other Doors & Entrances	\$8,400	20.3%
Regular Stairs	\$24,640	59.5%
Total	\$41,440	100%

DISTRIBUTION OF FUTURE (YEAR 2-YEAR 10) NEEDS BY BUILDING SYSTEM

Distribution of Capital Needs by Building System



Building System	Estimated Cost	Percentage of Total Cost
B20 Exterior Enclosure	\$17,737	7.4%
B30 Roofing	\$107,472	44.8%
C10 Interior Construction	\$7,315	3.1%
C30 Interior Finishes	\$13,177	5.5%
D30 HVAC	\$12,388	5.2%
D50 Electrical Systems	\$33,328	13.9%
E20 Furnishings	\$48,279	20.1%
Total	\$239,696	100%

FACILITY CONDITION NEEDS INDEX

In this report we have calculated the Facility Condition Needs Index (FCNI) for the facility; illustrating the likely condition of the systems, equipment and building needs should the required funding not be expended over the cost study period. The FCNI is used in Facilities Management to provide a benchmark to compare the relative condition and needs of a group of facilities. The FCNI is primarily used to support asset management initiatives of federal, state, and local government facilities organizations.

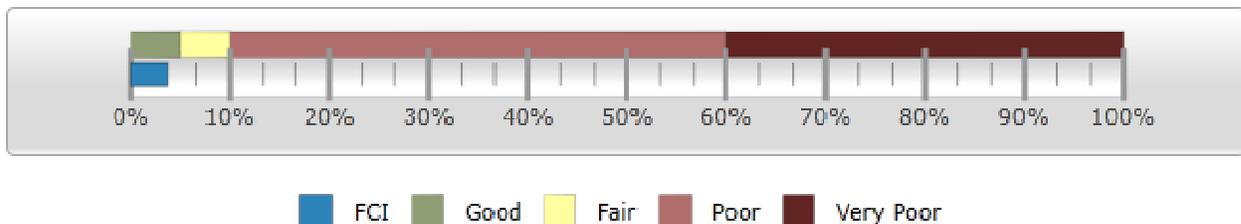
The FCNI is the ratio of accumulated Deferred Maintenance (DM) (total sum of required and recommended works) and Needs (ADA) to the Current Replacement Value (CRV) for a constructed asset. Calculated by dividing DM and Needs by CRV (in this instance we have applied an Adjusted Replacement Value (ARV) to the CRV to reflect to value of the partial building assessment). The range is from zero for a newly constructed asset, to one for a constructed asset with a DM value equal to its CRV. Acceptable ranges vary by Asset Type, but as a general guideline, the FCNI scoring system is as follows:

$$FCNI = \frac{\text{Maintenance, Repair, Needs and Replacement Deficiencies of the Facility(s)}}{\text{Current Replacement Value of the Facility(s) (CRV)}}$$

If the FCNI rating is 60% or greater then replacement of the asset/building should be considered instead of renewal.

Condition	Definition	Percentage Value
GOOD	In a new or well-maintained condition with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
FAIR	Subject to wear and soiling but is still in a serviceable and functioning condition.	5% to 10%
POOR	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	Greater than 10%
V-POOR	Subjected to hard or long-term wear. Has reached the end of its useful or serviceable life. Renewal now necessary.	Greater than 60%

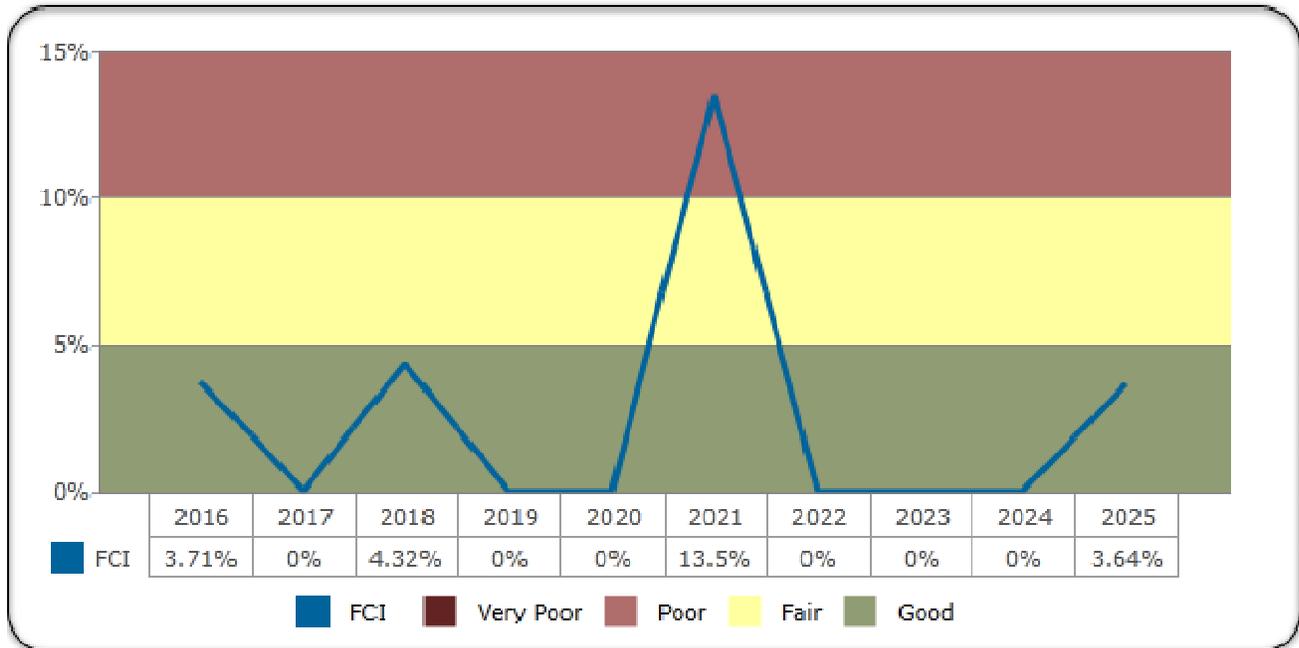
The chart below indicates the current FCNI ratio of the Bus Barn Theater building.



Bus Barn Theater, FCNI: 3.71%

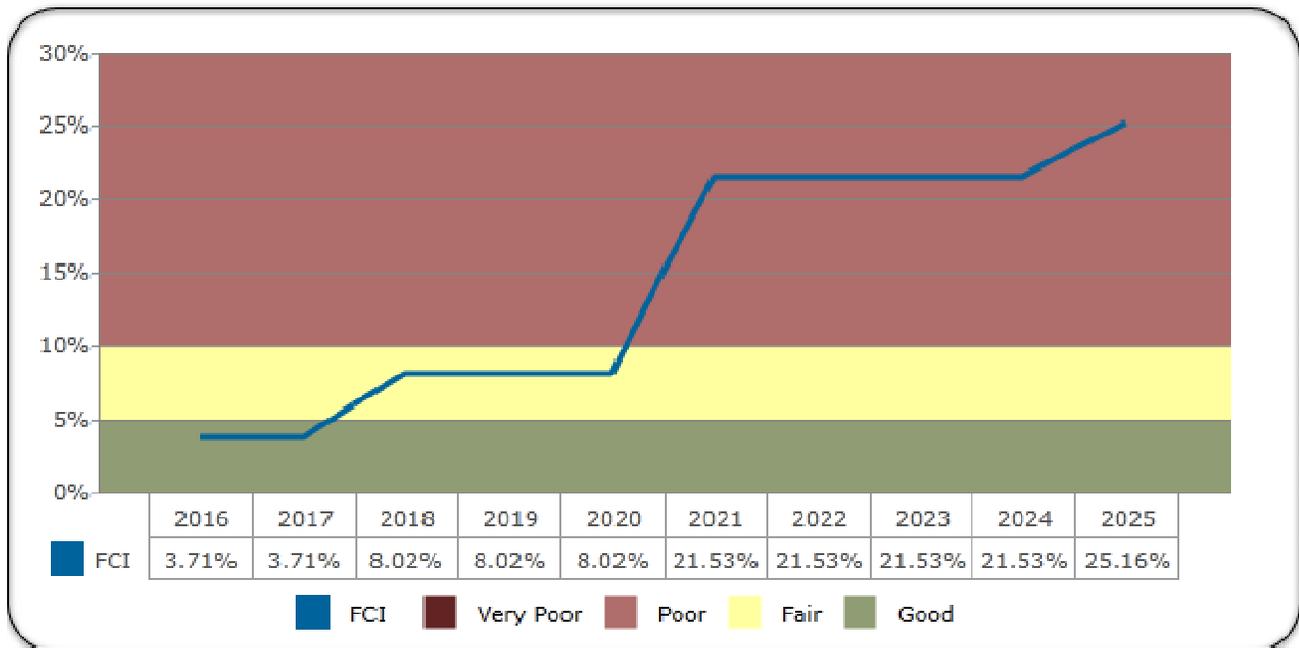
The chart below indicates the effects of the FCNI ratio per year, assuming the required funds and expenditures **ARE** made to address the identified actions each year.

Year by Year Effects of FCI Over the Study Period



The Chart below indicates the cumulative effects of the FCNI ratio over the study period assuming the required funds and expenditures are **NOT** provided to address the identified works and deferred maintenance each year.

Cumulative Effects of FCI over the Study Period



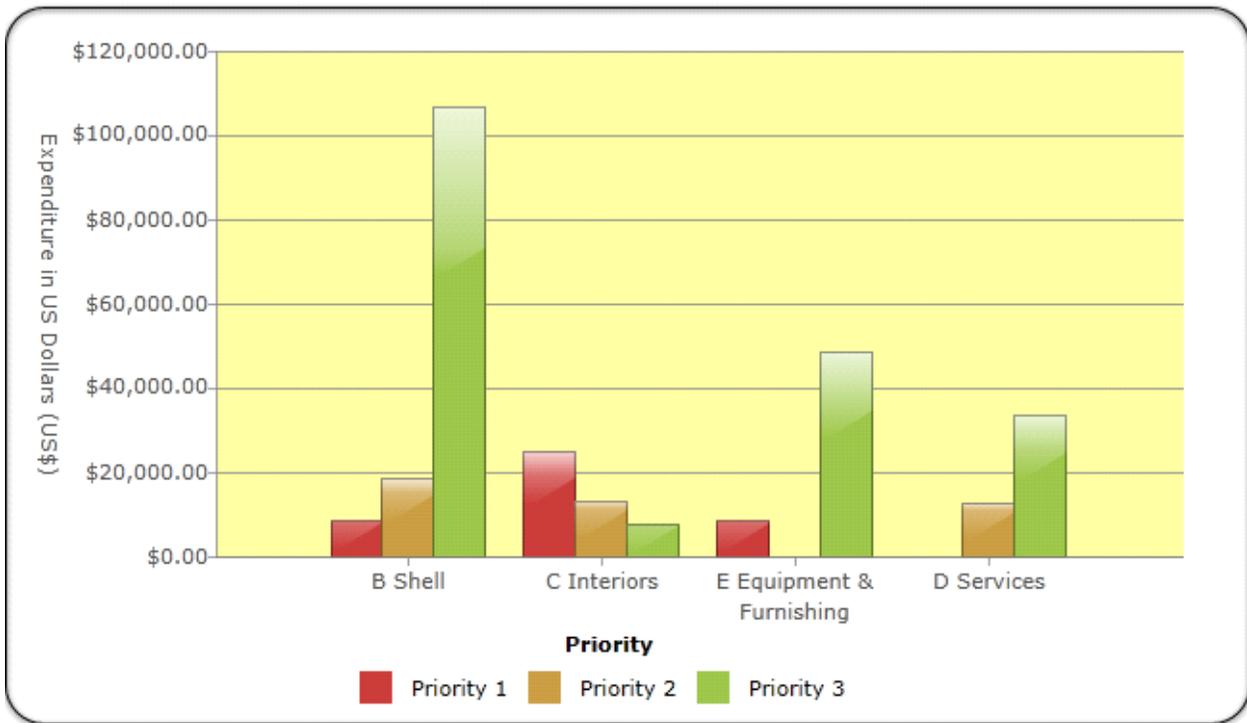
NEEDS SORTED BY PRIORITIZATION OF WORK

Faithful+Gould has prioritized the identified work in order to assist with analyzing the deficiencies found during the assessment. The following Priorities are shown below:

Priority 1 Currently Critical	<ul style="list-style-type: none"> •Systems requiring immediate action that have failed, compromises staff or public safety or requires to be upgraded to comply with current codes and accessibility
Priority 2 Potentially Critical:	<ul style="list-style-type: none"> •A system or component is nearing end of useful life, if not addressed will cause additional deterioration and added repair costs
Priority 3 Necessary / Not Critical:	<ul style="list-style-type: none"> •Lifecycle replacements necessary but not critical or mid-term future replacements to maintain the integrity of the facility or component

The chart below illustrates the breakdown of expenditure according the priority coding providing an opportunity to strategically plan and effectively direct funding to the highest priority.

Planning Horizon Needs by System and Priority



Building System	Priority 1	Priority 2	Priority 3	Total
B Shell	\$8,400	\$18,435	\$106,775	\$133,609
C Interiors	\$24,640	\$13,177	\$7,315	\$45,132
D Services	\$	\$12,388	\$33,328	\$45,716
E Equipment & Furnishing	\$8,400	\$	\$48,279	\$56,679
Totals	\$41,440	\$44,000	\$195,696	\$281,136

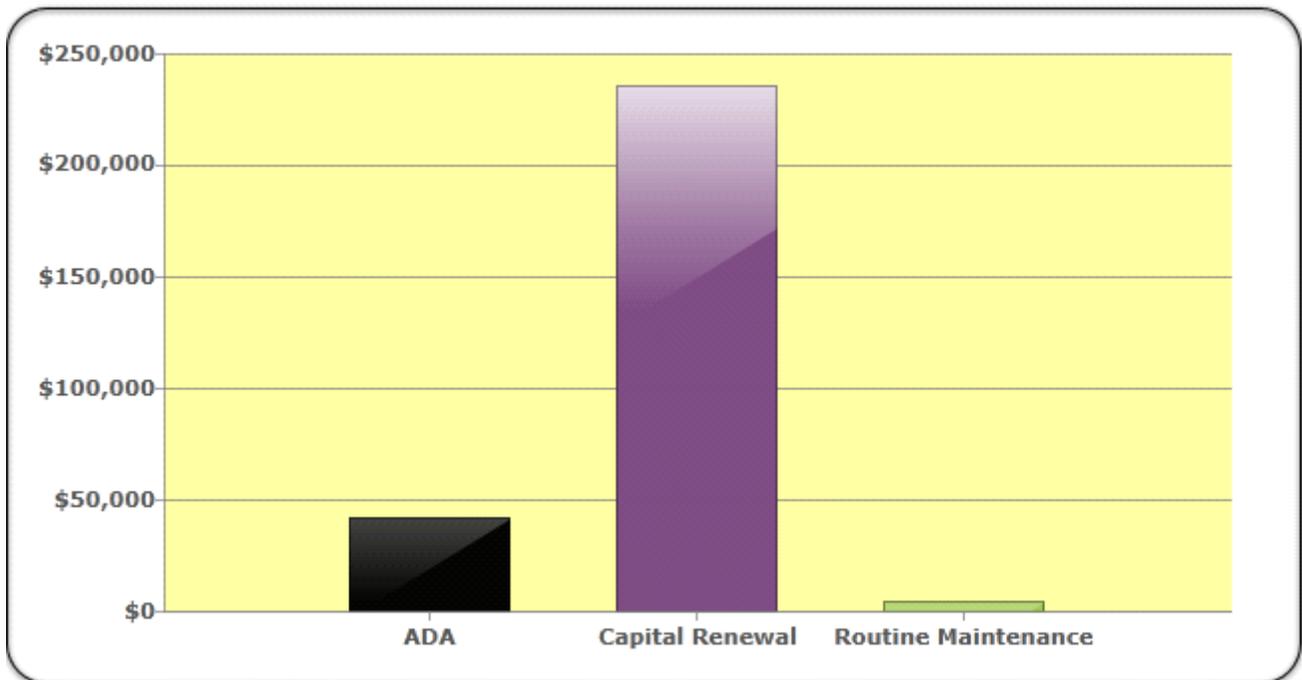
NEEDS SORTED BY PLAN TYPE

Faithful+Gould has prioritized the identified work according to the Plan Type or deficiency categories in order to assist with analyzing the deficiencies found during the assessment. The following Plan Types are shown below:

Plan Type 1 Deferred Maintenance	<ul style="list-style-type: none"> •Maintenance that was not performed when it was scheduled or past its useful life resulting in immediate repair or replacement
Plan Type 2 Routine Maintenance	<ul style="list-style-type: none"> •Maintenance that is planned and performed on a routine basis to maintain and preserve the condition
Plan Type 3 Capital Renewal	<ul style="list-style-type: none"> •Planned replacement of building systems that have or will reach the end of their useful life
Plan Type 4 Energy & Sustainability	<ul style="list-style-type: none"> •When the repair or replacement of equipment or systems are recommended to improve energy and sustainability performance
Plan Type 5 ADA	<ul style="list-style-type: none"> •When the repair or replacement of equipment or systems are recommended to comply with ADA

The chart below illustrates the breakdown of expenditure according to the Plan Type or deficiency categories providing an opportunity to strategically plan and effectively direct funding.

Planning Horizon Needs by Category



Building System	Total Cost
Capital Renewal	\$235,484
Routine Maintenance	\$4,212
ADA	\$41,440
Total	\$281,136

^ SUBSTRUCTURE SYSTEMS

A10 FOUNDATIONS

A1011 Wall Foundations

DESCRIPTION

The exterior wall construction is supported by reinforced concrete spread footings around the perimeter of the building. The compressive strength of the concrete is unknown.

CONDITION

The footings are not visible due to their location below the exterior wall construction. However there is no deterioration to the wall constructions that they are supporting, therefore we assume them to be in fair condition and free from defects. We do not anticipate a requirement for replacement during the study period.

A1031 Standard Slab on Grade

DESCRIPTION

The first floor consisted of cast-in-place concrete slab-on-grade; we assume that the floor slab was placed over a compacted gravel fill, with the thickness of the slab being 6" to 8" laid over a sand bed. The compressive strength of the concrete is unknown.

CONDITION

The slab-on-grade was observed to be in fair condition, there were no signs of undue settling or cracks noted. We do not anticipate replacement or repair during the study period.

B SHELL SYSTEMS

B10 SUPERSTRUCTURE

B1022 Pitched Roof Construction

DESCRIPTION

The building's roof construction consisted of corrugated metalpanels on steel beams and rafter supports.

CONDITION

The roof constructions appeared in fair condition with no signs or reports of water ingress; therefore, no actions are anticipated during the study period.

B1031 Steel Frame Structure

DESCRIPTION

The building's exterior wall construction consists a structural steel frame, with additional steel framing with an insulated board finish internally and corrugated metal panels externally.

CONDITION

The exterior wall constructions appeared in fair condition with no signs or reports of water ingress; therefore, no actions are anticipated during the study period.

B20 EXTERIOR ENCLOSURE

B2011 Exterior Wall Construction

DESCRIPTION

The building's exterior walls consisted of painted preformed corrugated metal panels. The building frame is original however it is assumed the metal panels were added when the building was moved in the late 70's.

CONDITION

The building's exterior wall system appeared to be in poor - fair condition with generally no major signs of deterioration, water ingress or obvious bulging noted; no anticipated actions will be necessary. The exterior metal panels will likely need repainting near mid-term in the study period.

B2021 Windows

DESCRIPTION

The building contained single pane, fixed and top hung, anodized aluminum window units at the south and east exterior elevations.

CONDITION

The window systems appeared to be in poor - fair condition. We noted some deterioration of frame and/or glass which would require actions and the frames are over their EUL of thirty years, therefore we recommend replacement during the study period.

B2034 Overhead Doors

DESCRIPTION

There were two sets of top rolling hangar doors at the building; both with painted preformed corrugated metal panels to match the exterior building walls.

CONDITION

The hangar doors appeared in poor - fair condition and functioned properly with no reported issues; therefore, no replacement actions are anticipated during the study period. The exterior metal panels will likely need repainting near mid-term in the study period at the same time as the building exterior.

B2039 Other Doors & Entrances

DESCRIPTION

The building contained three single hollow metal doors with a painted finishes. The doors contain a combination of pull handles and lever handles at the interior and exterior.

ADA item 8-1 has been identified for this asset, which has been identified in the City of Los Altos Self Evaluation & Transition Plan dated April 2014. See appendix F for details.

CONDITION

The hollow metal doors appeared to be in poor - fair condition with no major signs of damage or deterioration. There were no issues with these doors therefore no actions will be generated during the study period. The new door surface finish and door frames will require repainting later in the study period. The cost of this work has been included within the amount to undertake the repainting of the exterior walls.

The ADA plan identifies providing kickplates at doors, providing more strike edge clearance and more maneuvering space. The cost of this work has been included in the study period.

PROJECTED EXPENDITURES

Identified recommended works that are required during the 10-year study period are scheduled below. We recommend budgeting for additional project costs of between 25%-35% to allow for professional fees and general contractor overhead/profit and management costs.

ID	Type	Recommendation	Priority	Year	Expenditures
135652	B2010	Repaint Exterior Wall Surfaces	Priority 3	2018	\$4,212
135653	B2020	Replace Aluminum Window Units - Fixed or Single Hung	Priority 3	2021	\$998
135654	B2030	ADA Door	Priority 1	2016	\$8,400
135655	B2030	Repainted	Priority 3	2021	\$12,527

TOTALS BY YEAR

Year	Total Expenditures
2016	\$8,400
2018	\$4,212
2021	\$13,525

B30 ROOFING

B3011 Roof Finishes

DESCRIPTION

The building's exterior roof consisted of the same painted preformed corrugated metal panels as the walls. The building frame is original however it is assumed the metal panels were added when the building was moved in the late 70's.

CONDITION

The building's exterior roof cladding appeared to be in poor - fair condition with generally no major signs of deterioration, water ingress or obvious bulging noted, from the inside. The roof was not observed externally due to the issue of access; no anticipated actions will be necessary. The exterior metal panels will likely need repainting near mid-term in the study period.

B3013 Roof Insulation & Fill

DESCRIPTION

The building is lined with rigid board insulation with a black painted finish at the internal surface of the exterior walls and at roof level.

CONDITION

The insulation is in a fair condition, however, assuming the boards were installed when the theater was refurbished in the mid 90's and based on an EUL of 20 years, we recommend the boards are early in the study period.

B3016 Gutters and Downspouts

DESCRIPTION

The roof drained to a perimeter gutter system located at the north and south of the roof surface which connected to exterior down spouts.

CONDITION

The gutters appear in poor - fair condition. . The typical EUL for this type of gutter system is twenty years; therefore, we recommend replacing the gutters and downspouts during the study period.

PROJECTED EXPENDITURES

Identified recommended works that are required during the 10-year study period are scheduled below. We recommend budgeting for additional project costs of between 25%-35% to allow for professional fees and general contractor overhead/profit and management costs.

ID	Type	Recommendation	Priority	Year	Expenditures
135656	B3010	Replace Preformed Corrugated Metal Roof Panels	Priority 3	2021	\$86,044
135657	B3010	Replace Galvanized Steel Perimeter Gutters & Downspout	Priority 3	2021	\$2,993
135658	B3010	Replace Rigid Board Insulation	Priority 2	2018	\$18,435

TOTALS BY YEAR

Year	Total Expenditures
2018	\$18,435
2021	\$89,037

C INTERIORS SYSTEMS

C10 INTERIOR CONSTRUCTION

C1021 Interior Doors

DESCRIPTION

The building contained five single solid wood doors to the dressing rooms and work room. All with a painted finish. The doors all contained a door knob with integrated cylindrical lock set.

CONDITION

The wood doors at the building were observed to be in poor to fair condition. We have assumed the doors to be original based on the current condition, which would put the doors at the end of their useful life during the study policy. We recommend replacing the doors in order to maintain the appearance and security of the building.

PROJECTED EXPENDITURES

Identified recommended works that are required during the 10-year study period are scheduled below. We recommend budgeting for additional project costs of between 25%-35% to allow for professional fees and general contractor overhead/profit and management costs.

ID	Type	Recommendation	Priority	Year	Expenditures
135659	C1020	Replace Interior Single Wood Door(s)	Priority 3	2025	\$7,315

TOTALS BY YEAR

Year	Total Expenditures
2025	\$7,315

C20 STAIRS

C2011 Regular Stairs

DESCRIPTION

There is a single wood structure open stair to the theater office on the mezzanine level above the dressing rooms.

ADA items 6-1 and 6-2 have been identified for this asset, in the City of Los Altos Self Evaluation & Transition Plan dated April 2014. See appendix F for details.

CONDITION

The ADA plan identifies replacing stairs, nosings, striping and handrails. The cost of this work has been included in the study period.

PROJECTED EXPENDITURES

Identified recommended works that are required during the 10-year study period are scheduled below. We recommend budgeting for additional project costs of between 25%-35% to allow for professional fees and general contractor overhead/profit and management costs.

ID	Type	Recommendation	Priority	Year	Expenditures
135660	C2010	ADA Stairs	Priority 1	2016	\$24,640

TOTALS BY YEAR

Year	Total Expenditures
2016	\$24,640

C30 INTERIOR FINISHES

C3023 Hardeners and Sealers

DESCRIPTION

There is a combination of painted floor finishes throughout the building, at the stage area, workshop and workroom, which may or may not include epoxy floor finish.

CONDITION

The floor finishes appeared in poor - fair condition throughout the building. We are unaware of the age of the painted finishes, however we assume they were last painted when the theater was refurbished in the mid 90's and they are likely to be more than fifteen years of age, therefore based on the typical EUL of five - ten years for this type of painted finish and current observed condition, we anticipate replacement early and again later in the study period.

C3025 Carpeting

DESCRIPTION

There is carpet at the raised seating area and dressing rooms.

CONDITION

The carpet is in poor condition. We are unaware of the age of the carpeting, however we assume it was when the theater was refurbished in the mid 90's and is likely to be more than fifteen years of age, therefore based on the typical EUL of ten years for this type of covering and current observed condition, we anticipate replacement early in the study period.

PROJECTED EXPENDITURES

Identified recommended works that are required during the 10-year study period are scheduled below. We recommend budgeting for additional project costs of between 25%-35% to allow for professional fees and general contractor overhead/profit and management costs.

ID	Type	Recommendation	Priority	Year	Expenditures
135661	C3020	Replace Seal Floor Coating	Priority 2	2018	\$4,063
135662	C3020	Replace Carpet	Priority 2	2018	\$9,114

TOTALS BY YEAR

Year	Total Expenditures
2018	\$13,177

D SERVICES SYSTEMS

D30 HVAC

D3032 Direct Expansion Systems

DESCRIPTION

The building contains two complete split-systems for cooling only. They are both manufactured by York and each of the systems consists of an outdoor condenser/heat pump unit and an indoor fan unit. The systems are assumed to be installed in the mid 90's as part of the last refurbishment and serve all areas of the building, except the workshop area. The systems have capacities of 4 Tons each.

CONDITION

The split-systems appeared to be in fair to good condition with no issues reported. The unit serial numbers indicate a manufactured date of 1996. The typical EUL for this type of equipment is twenty years; therefore we anticipate the units will need to be replaced early in the study period to keep the building operating a comfortable environment to operate as a theater.

PROJECTED EXPENDITURES

Identified recommended works that are required during the 10-year study period are scheduled below. We recommend budgeting for additional project costs of between 25%-35% to allow for professional fees and general contractor overhead/profit and management costs.

ID	Type	Recommendation	Priority	Year	Expenditures
135663	D3030	Replace Split-System (Indoor Unit Only - Cooling, Heating Coils and Circulation Fan)	Priority 2	2018	\$6,536
135664	D3030	Replace Packaged Outdoor - Cooling and Heating	Priority 2	2018	\$5,852

TOTALS BY YEAR

Year	Total Expenditures
2018	\$12,388

D40 FIRE PROTECTION SYSTEMS

D4011 Sprinkler Water Supply

DESCRIPTION

The building is protected with an automatic wet-pipe fire suppression system utilizing standard pendant and up-right commercial sprinkler heads fixed to fire-line pipes which are supported via the upper structure. The system is monitored by water flow and tamper switches connected to the fire alarm system. The sprinkler main enters the building via the sprinkler service room and travels throughout. The water is supplied directly from the public utilities.

CONDITION

The sprinkler system was observed to be in fair condition. No visible corrosion or leaks were observed. We do not anticipate any work within the cost study period, except for regular maintenance and testing of the system.

D50 ELECTRICAL SYSTEMS

D5012 Low Tension Service & Dist

DESCRIPTION

The building contains one Main Distribution Panels (MDP). It is rated at 120/208 volts at 200 amps . The manufacturer is unknown.

CONDITION

The panel appeared to be in poor - fair condition due to its age. There were no signs of deterioration at the panel. The typical EUL for electrical switchboard such as this is thirty years; therefore replacement will be necessary at the end of the study period. We do recommend further evaluation of the branch panels via an infrared electrical inspection which will highlight if high temperatures, excessive electrical resistance, failing components, ground faults and short circuiting issues exist.

The electrical equipment should continue to receive preventive maintenance consisting of cleaning the interiors of all enclosures, and infrared scans of connections, fuses, and breakers in switches, panel boards, and motor starters beginning at the start of the study period and repeated no more than every three year thereafter. Any items identified as abnormal during the infrared scans should be corrected at that time.

D5021 Branch Wiring Devices

DESCRIPTION

The branch wiring devices including switches, receptacles and other devices were observed to be commercial grade in standard non-decor format. Branch wiring was observed to be distributed in Electrical Metallic Tubing (EMT) conduit except in locations that may vibrate where flexible metal clad cable is typically used.

CONDITION

The branch wiring was observed to be in poor - fair condition due to the age. We recommend replacing the wiring at the end of the study period in order to maintain the buildings operation.

D5022 Lighting Equipment

DESCRIPTION

Exterior lighting at the building consists of surface mounted fixtures and wall pack fixtures.

CONDITION

The exterior fixtures appeared to be in fair to good condition, with no yellowing lenses or visible deterioration therefore no actions will be generated during the study period.

D5022 Lighting Equipment

DESCRIPTION

The interior lighting is provided by a combination of light fixtures which consisted of surface and ceiling mounted types. The lighting to the theater is generally minimal due to the nature of the space. There are rows of individual incandescent pendant lights above the seating area, which are dimmable. All of the lighting is controlled via local switching.

CONDITION

The interior lighting was observed to be in fair to good condition, as all fixtures to the seating area were upgraded in 2015. All fixtures were operating properly with no broken lenses or deteriorated housings. No actions will be generated during the study period and we anticipate the light fixtures will be replaced on an as needed basis when failure occurs.

PROJECTED EXPENDITURES

Identified recommended works that are required during the 10-year study period are scheduled below. We recommend budgeting for additional project costs of between 25%-35% to allow for professional fees and general contractor overhead/profit and management costs.

ID	Type	Recommendation	Priority	Year	Expenditures
135665	D5010	Replace Panelboards - 120/208volts, 100amp	Priority 3	2025	\$2,438
135666	D5020	Replace Wiring Systems (inc. Receptacles & Switches)	Priority 3	2025	\$30,890

TOTALS BY YEAR

Year	Total Expenditures
2025	\$33,328

E EQUIPMENT & FURNISHING SYSTEMS

E20 FURNISHINGS

E2015 Fixed Multiple Seating

DESCRIPTION

The building contained raised auditorium seating, with upholstered bases.

ADA item 27-1 has been identified for this asset, which is listed in the City of Los Altos Self Evaluation & Transition Plan dated April 2014. See appendix F for details.

CONDITION

The chairs are in poor - fair condition, however, assuming they were installed when the theater was first created in the late 70's and based on an EUL of 20 years, the seating is past its useful life; therefore we anticipate the chairs will need replacing during the study period.

The ADA plan identifies providing accessible theater seating and an assistive listening system. The additional cost of this work has been included in the study period.

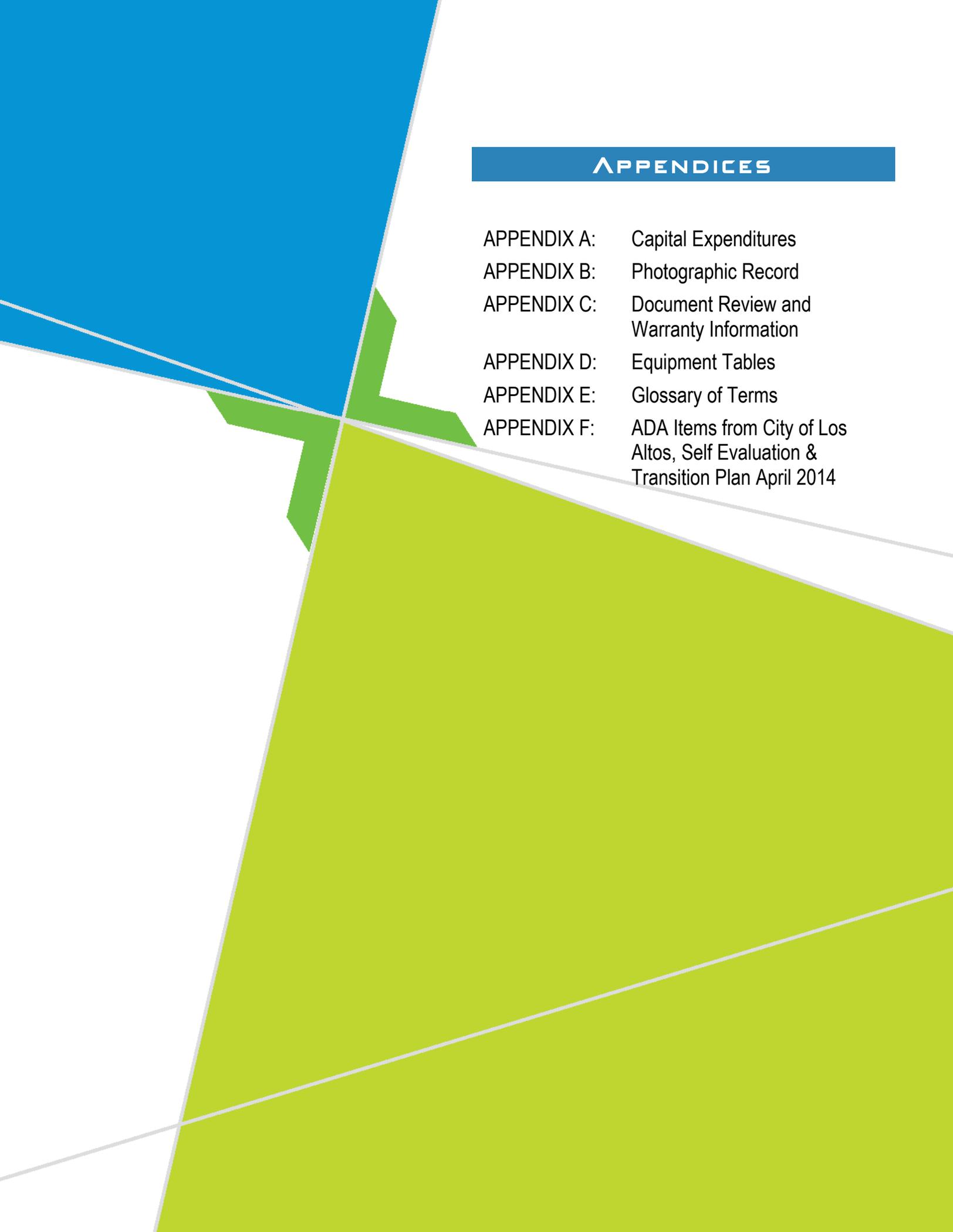
PROJECTED EXPENDITURES

Identified recommended works that are required during the 10-year study period are scheduled below. We recommend budgeting for additional project costs of between 25%-35% to allow for professional fees and general contractor overhead/profit and management costs.

ID	Type	Recommendation	Priority	Year	Expenditures
135667	E2010	Replace Seating, Auditorium Chair, Fully Upholstered, Spring Seat	Priority 3	2021	\$48,279
135668	E2010	ADA Seating & Listening System	Priority 1	2016	\$8,400

TOTALS BY YEAR

Year	Total Expenditures
2016	\$8,400
2021	\$48,279



APPENDICES

- APPENDIX A: Capital Expenditures
- APPENDIX B: Photographic Record
- APPENDIX C: Document Review and Warranty Information
- APPENDIX D: Equipment Tables
- APPENDIX E: Glossary of Terms
- APPENDIX F: ADA Items from City of Los Altos, Self Evaluation & Transition Plan April 2014



APPENDIX A:
CAPITAL EXPENDITURES

Deficiency Report

Bus Barn Theater

GSF: 3,920

Year Built: 1960

Renew Year :

Replacement Cost: \$1,117,200

Fiscal Year	\$	ID	CSI	Type Name	Description	Materials				Estimate	\$
						Qty	Units	Cost	Assessed Cost		
2016	\$47,976	135603	B2030	ADA	ADA Door	1	LS	\$8,400.00	\$8,400	\$8,400	
		135609	C2010	ADA	ADA Stairs	1	LS	\$24,640.00	\$24,640	\$24,640	
		135612	D3030	Capital Renewal	Replace Split-System (Indoor Unit Only - Cooling, Heating Coils and Circulation Fan)	2	TON	\$3,268.00	\$6,536	\$6,536	
		135617	E2010	ADA	ADA Seating & Listening System	1	LS	\$8,400.00	\$8,400	\$8,400	
2018	\$41,676	135601	B2010	Routine Maintenance	Repaint Exterior Wall Surfaces	2808	SF	\$1.50	\$4,212	\$4,212	
		135607	B3010	Capital Renewal	Replace Rigid Board Insulation	6728	SF	\$2.74	\$18,435	\$18,435	
		135611	C3020	Capital Renewal	Replace Carpet	199	SY	\$45.80	\$9,114	\$9,114	
		135610	C3020	Capital Renewal	Replace Seal Floor Coating	1110	SF	\$3.66	\$4,063	\$4,063	
		135613	D3030	Capital Renewal	Replace Packaged Outdoor - Cooling and Heating	2	TON	\$2,926.00	\$5,852	\$5,852	
2021	\$150,842	135602	B2020	Capital Renewal	Replace Aluminum Window Units - Fixed or Single Hung	14.5	SF	\$68.84	\$998	\$998	
		135604	B2030	Capital Renewal	Repainted	274	SF	\$45.72	\$12,527	\$12,527	
		135605	B3010	Capital Renewal	Replace Preformed Corrugated Metal Roof Panels	3920	SF	\$21.95	\$86,044	\$86,044	
		135606	B3010	Capital Renewal	Replace Galvanized Steel Perimeter Gutters & Downspout	217	LF	\$13.79	\$2,993	\$2,993	
		135616	E2010	Capital Renewal	Replace Seating, Auditorium Chair, Fully Upholstered, Spring Seat	100	EACH	\$482.79	\$48,279	\$48,279	

Deficiency Report

2025	\$40,643	135608	C1020	Capital Renewal	Replace Interior Single Wood Door(s)	5	EACH	\$1,463.00	\$7,315	\$7,315
		135614	D5010	Capital Renewal	Replace Panelboards - 120/208volts, 100amp	1	EACH	\$2,438.00	\$2,438	\$2,438
		135615	D5020	Capital Renewal	Replace Wiring Systems (inc. Receptacles & Switches)	3920	SF	\$7.88	\$30,890	\$30,890
Total									Total:	\$281,136



APPENDIX B:
PHOTOGRAPHIC RECORD



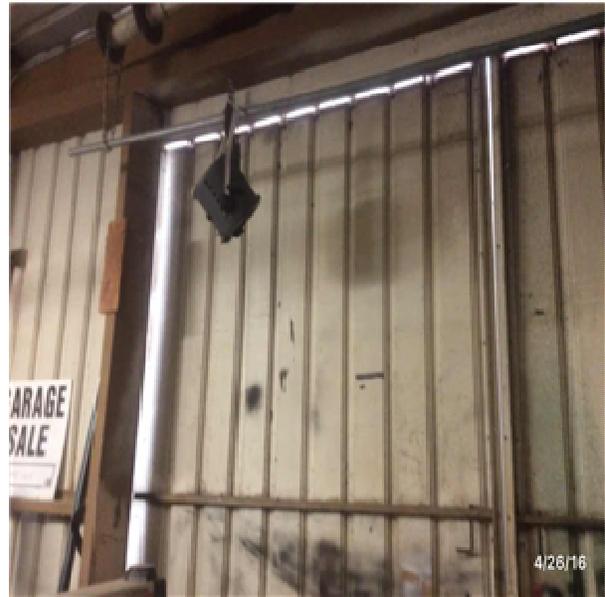
B1022 Pitched Roof Construction:- View of Pitched roof construction



B2011 Exterior Wall Construction:- View of Cladding - Preformed Corrugated Metal Wall Panels



B1031 Steel Frame Structure:- View of Structural Steel Columns and Beams Frame



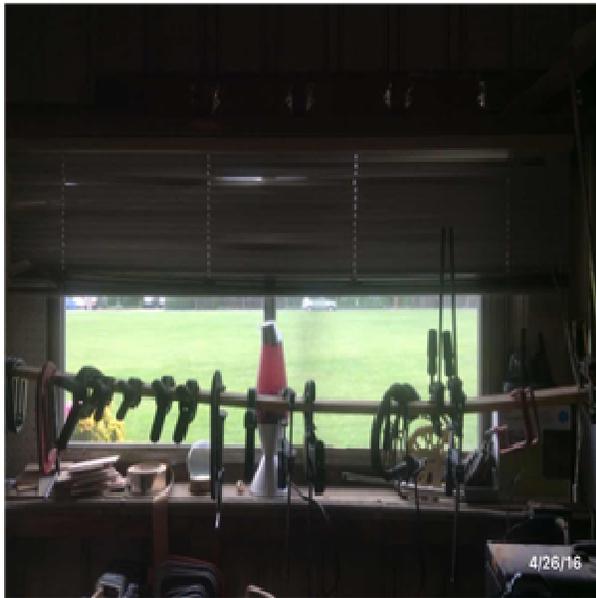
B2034 Overhead Doors:- View of Hangar Doors - Top Rolling



B2011 Exterior Wall Construction:- View of Cladding -
Preformed Corrugated Metal Wall Panels



B2039 Other Doors & Entrances:- View of Exterior Single
Hollow Metal Door(s)



B2021 Windows:- View of Aluminum Window Units - Fixed or
Single Hung



B3011 Roof Finishes:- View of Preformed Corrugated Metal
Roof Panels



B2039 Other Doors & Entrances:- View of Exterior Single Hollow Metal Door(s)



B3013 Roof Insulation & Fill:- View of Rigid Board Insulation



B3013 Roof Insulation & Fill:- View of Rigid Board Insulation



C2011 Regular Stairs:- View of Regular Stairs - Wood Construction



B3016 Gutters and Downspouts:- View of Galvanized Steel Perimeter Gutters & Downspout



C3025 Carpeting:- View of Carpet



C3023 Hardeners and Sealers:- View of Seal Floor Coating



E2015 Fixed Multiple Seating:- View of Seating, Auditorium Chair, Fully Upholstered, Spring Seat



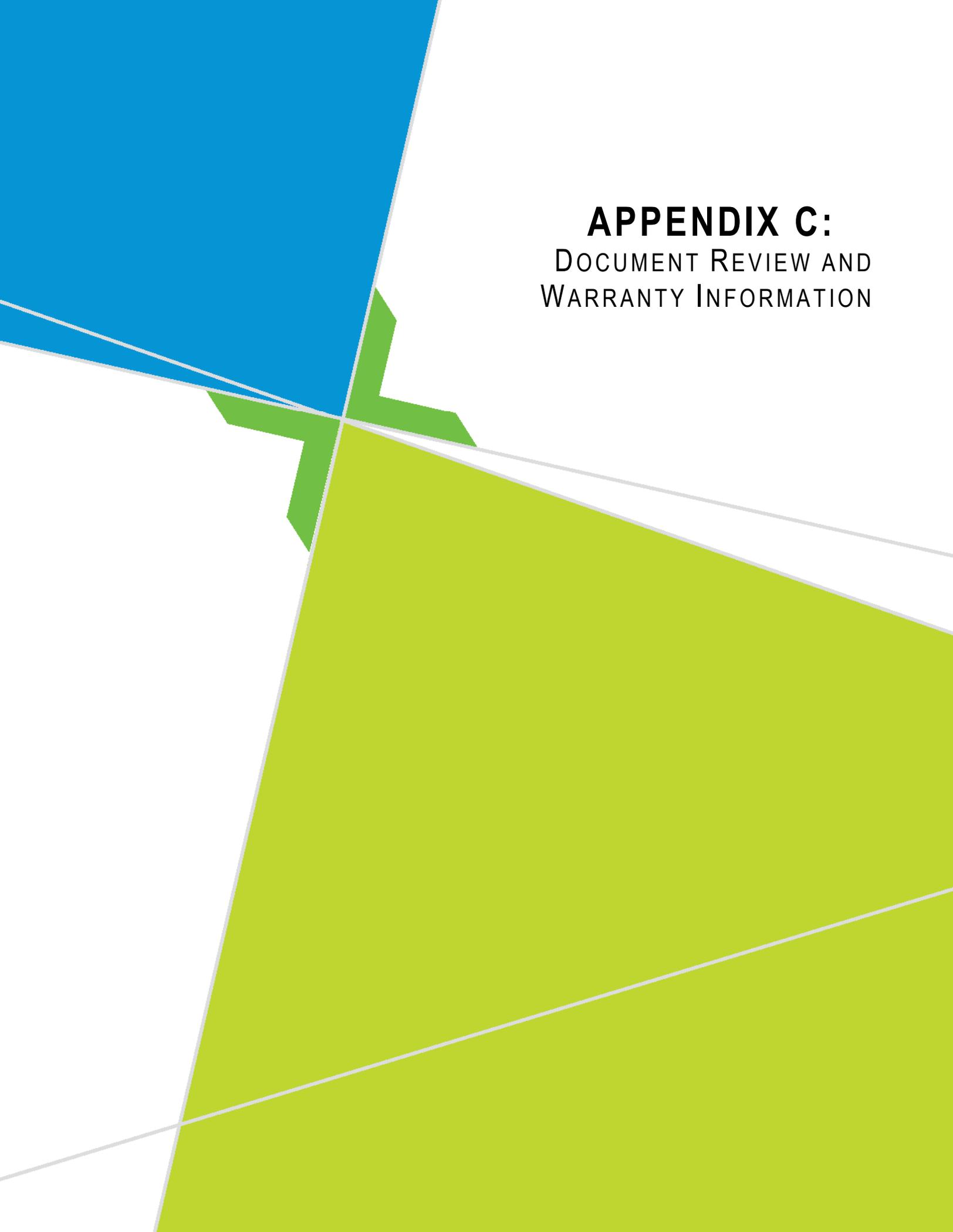
D4011 Sprinkler Water Supply:- View of Wet-Pipe Sprinkler System



E2015 Fixed Multiple Seating:- View of Seating, Auditorium Chair, Fully Upholstered, Spring Seat



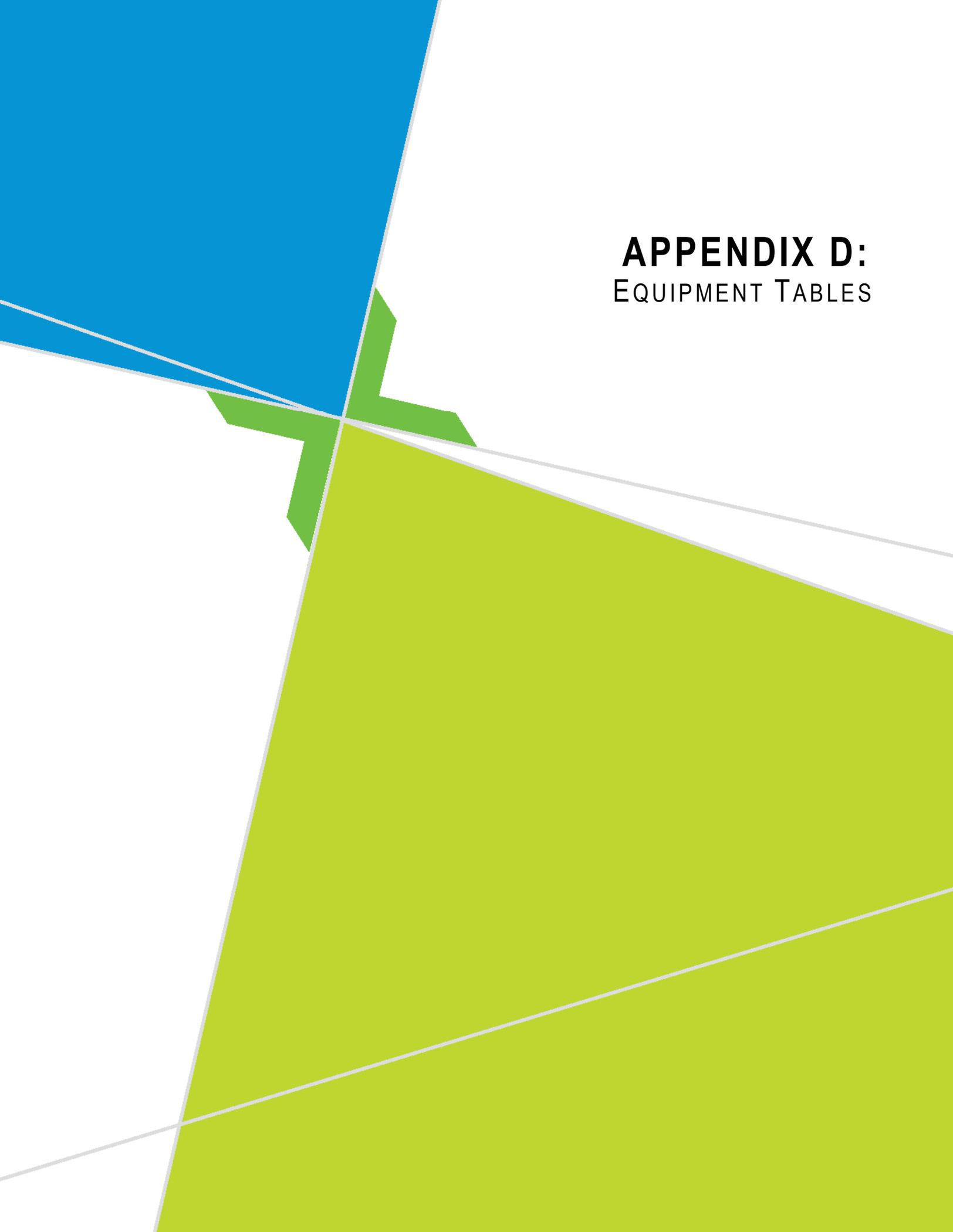
D5022 Lighting Equipment:- View of Interior Light Fixtures - Incandescent



APPENDIX C:
DOCUMENT REVIEW AND
WARRANTY INFORMATION

The following documents were reviewed as part of the facility condition assessment of the Bus Barn Theater facility:

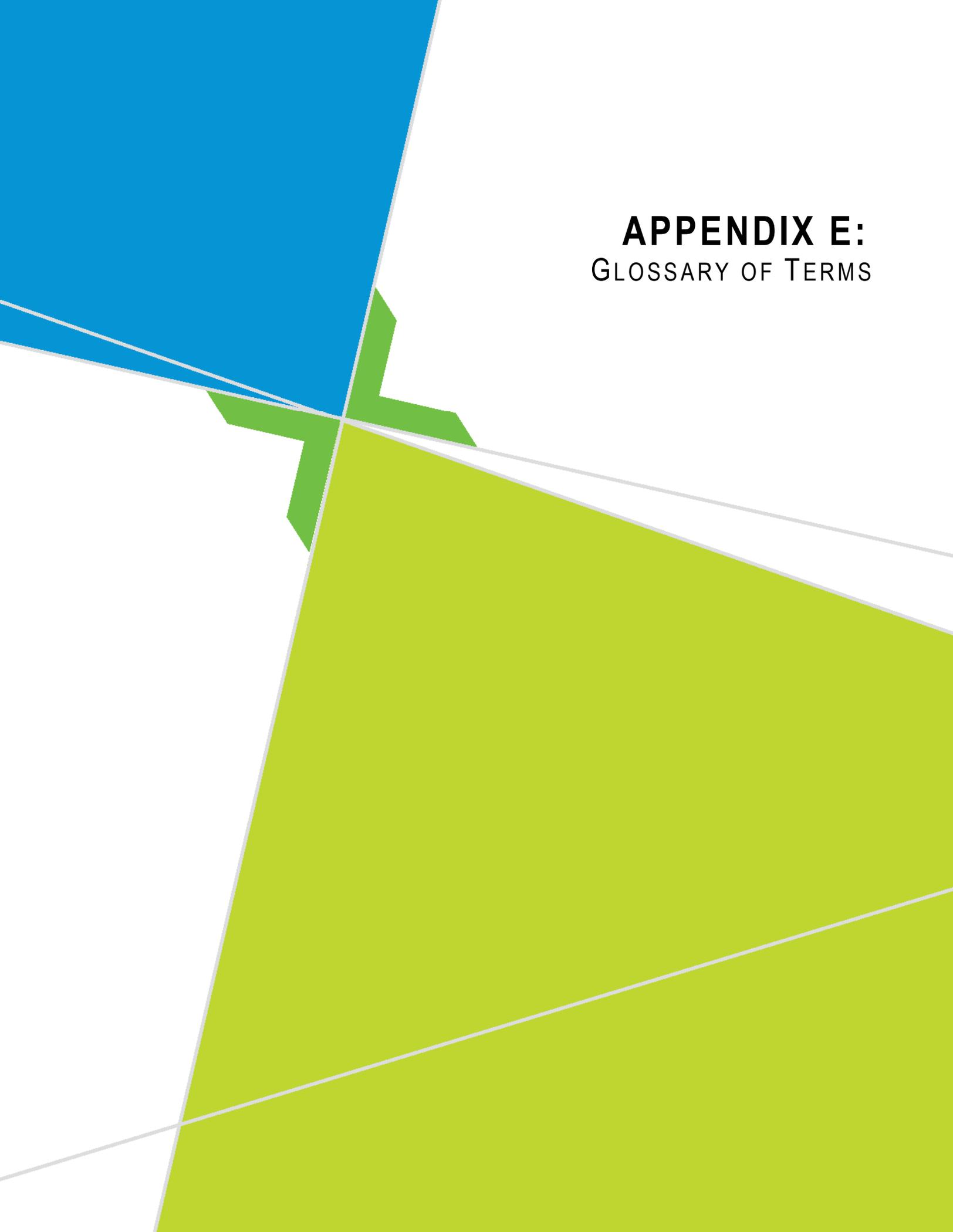
- ✚ Construction drawings were reviewed as part of this assessment.



APPENDIX D:
EQUIPMENT TABLES

Table D30 Summary of HVAC Equipment

Location	Equipment Type	Manufacturer	Model No.	Serial No.	Tag	Capacity/ Rating	Fuel Type	Year
Exterior	Split System Condenser	York	E1RA048506A	EDEN143892	Unknown	4Ton	Electric	1996
Exterior	Split System Condenser	York	E1RA048506A	Unknown	Unknown	4Ton	Electric	1996
Interior	Split System Indoor Fan Coil	York	M4AH016A06	EEES171413	Unknown	Unknown	Electric	1996
Interior	Split System Indoor Fan Coil	York	M4AH016A06	Unknown	Unknown	Unknown	Electric	1996



APPENDIX E:
GLOSSARY OF TERMS

Acronyms & Glossary of Terms

CMU	Concrete Masonry Unit
BUR	Built-Up Roof
EIFS	Exterior Insulation and Finish System
EPDM	Ethylene Propylene Diene Monomer
SC	Solid Core Doors
HM	Hollow Metal Doors
MH	Man Holes
ABC	Aggregate Base Course
EMT	Electrical Metallic Conduit
EUL	Estimated Useful Life
RUL	Recommended Useful Life
EOL	End of Life
FCNI	Facility Condition Needs Index
CRV	Current Replacement Value
DM	Deferred Maintenance
SF	Square Foot
SY	Square Yards
PSF	Pounds-Per-Square-Foot
PSI	Pounds-Per-Square-Inch
GPF	Gallons Per Flush
NFPA	National Fire Protection Association
FACP	Fire Alarm Control Panel
NAC	Notification Appliance Circuit
FCC	Fire Command Center
HVAC	Heating Ventilating and Air conditioning
VAV	Variable Air Volume
AHU	Main Air Handling Units
FCU	Fan Coil Unit
EF	Exhaust Fan
VFD	Variable Frequency Drives
HP	Horse Power
FSS	Fuel Supply System
MDP	Main Distribution Panel
SES	Service Entrance Switchboard's
NEMA	National Electrical Manufactures Association
HID	Intensity Discharge
EMT	Electrical Metallic Tubing
KVA	kilovolt-ampere
RO	Reverse Osmosis
BTU/HR	British Thermal Units per Hour
kW	Kilowatt
FPM	Feet per Minute (Elevator Speed)
AMP	Amperage

Acronyms & Glossary of Terms

BTU – British Thermal Unit; the energy required to raise the temperature of one pound of water by one degree.

Building Envelope - The enclosure of the building that protects the building's interior from the outside elements, namely the exterior walls, roof and soffit areas.

Building Systems – Interacting or independent components or assemblies, which from single integrated units, that comprise a building and its site work, such as, pavement and flatwork, structural frame, roofing, exterior walls, plumbing, HVAC, electrical, etc.

Caulking – Soft, putty-like material used to fill joints, seams, and cracks.

Codes – See building codes.

Component – A fully functional portion of a building system, piece of equipment, or building element.

Deferred Maintenance – Physical deficiencies that cannot be remedied with routine maintenance, normal operating maintenance, etc., excluding de minimis conditions that generally do not present a material physical deficiency to the subject property.

Expected Useful Life (EUL) – The average amount of time in years that an item, component or system is estimated to function when installed new and assuming routine maintenance is practiced.

Facility – All or any portion of buildings, structures, site improvements, complexes, equipment, roads, walks, passageways, parking lots, or other real or personal property located on site.

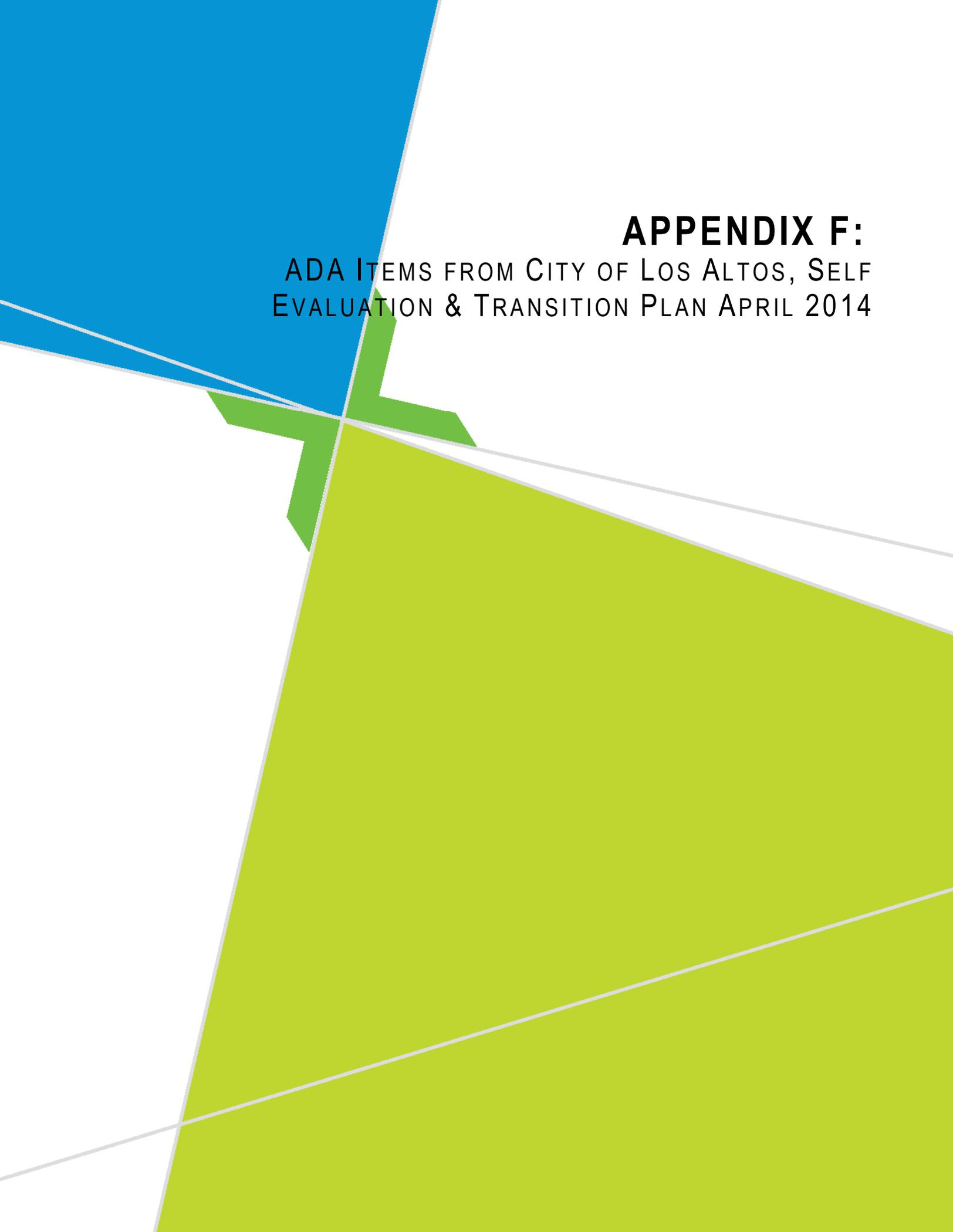
Flashing – A thin, impervious sheet of material placed in construction to prevent water penetration or to direct the flow of water. Flashing is used especially at roof hips and valleys, roof penetrations, joints between a roof and a vertical wall, and in masonry walls to direct the flow of water and moisture.

Remaining Useful Life (RUL) – A subjective estimate based upon observations, or average estimates of similar items, components, or systems, or a combination thereof, of a number of remaining years that an item, component, or system is established to be able to function in accordance with its intended purpose before warranting replacement. Such period of time is affected by the initial quality of an item, component, or system, the quality of the initial installation, the quality and amount of preventative maintenance exercised, climatic conditions, extent of use, etc.

Thermal Resistance (R) – A unit used to measure a material's resistance to heat transfer. The formula for thermal resistance is: $R = \text{Thickness (in inches)}/K$

Structural Frame – The components or building systems that support the building's non-variable forces or weights (dead loads) and variable forces or weights (live loads).

Warranty – Legally enforceable assurance of quality or performance of a product or work, or of the duration of satisfactory performance. Warranty guarantee and guaranty are substantially identical in meaning; nevertheless, confusion frequently arises from supposed distinctions attributed to guarantee (or guaranty) being exclusively indicative of duration of satisfactory performance or of a legally enforceable assurance furnished by a manufacturer or other third party. The uniform commercial code provisions on sales (effective in all states except Louisiana) use warranty but recognize the continuation of the use of guarantee and guaranty.

The background features a complex geometric design. A large blue triangle is positioned in the upper left. A green shape, resembling a stylized 'T' or a cross-section, is centered and overlaps the blue triangle and a large green area that occupies the lower right. Thin white lines intersect these shapes, creating a grid-like structure.

APPENDIX F:
ADA ITEMS FROM CITY OF LOS ALTOS, SELF
EVALUATION & TRANSITION PLAN APRIL 2014

Copy of Los Altos ADA Barrier Inventory, April 2014

LocationName April 2014	Barrier Location	Feature Type	Feature Code Number	Action Type Text	Action Cost
Bus Barn Theater					
Bus Barn Theater	Floor 1	Assembly Area	27 - 1	Provide accessible seating	\$2,500.00
Bus Barn Theater	Floor 1	Assembly Area	27 - 1	Provide an assistive listening system	\$5,000.00
Bus Barn Theater	Floor 1	Stairway	6 - 1	Install or modify handrails	\$5,000.00
Bus Barn Theater	Floor 1	Stairway	6 - 1	Replace stairs	\$6,000.00
Bus Barn Theater	Floor 1	Stairway	6 - 1	Install tread striping	\$500.00
Bus Barn Theater	Floor 1	Stairway	6 - 2	Install or modify handrails	\$5,000.00
Bus Barn Theater	Floor 1	Stairway	6 - 2	Replace stairs	\$6,000.00
Bus Barn Theater	Floor 1	Stairway	6 - 2	Install tread striping	\$500.00
Bus Barn Theater	Floor 1	Door/Gate	8 - 1	Provide or modify door kickplate	\$500.00
Bus Barn Theater	Floor 1	Door/Gate	8 - 1	Provide additional strike edge clearance	\$5,000.00
Bus Barn Theater	Floor 1	Door/Gate	8 - 1	Increase or provide maneuvering or clear floor area	\$2,000.00
Classroom 13 - 15					
Hillview Community Center	Floor 1	Kitchen	25 - 13	Replace or adjust water controls	\$500.00
Hillview Community Center	Floor 1	Kitchen	25 - 13	Replace or reposition dispensers or mirrors	\$150.00
Hillview Community Center	Floor 1	Kitchen	25 - 13	Modify lavatory/counter clearances	\$2,500.00
Hillview Community Center	Floor 1	Kitchen	25 - 15	Replace or adjust water controls	\$500.00
Hillview Community Center	Floor 1	Kitchen	25 - 15	Replace or reposition dispensers or mirrors	\$300.00
Hillview Community Center	Floor 1	Kitchen	25 - 15	Modify lavatory/counter clearances	\$2,500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 113	Enlarge door opening	\$5,000.00
Hillview Community Center	Floor 1	Door/Gate	8 - 113	Replace or adjust door hardware	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 113	Provide or modify door kickplate	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 115	Enlarge door opening	\$5,000.00
Hillview Community Center	Floor 1	Door/Gate	8 - 15	Enlarge door opening	\$5,000.00
Hillview Community Center	Floor 1	Door/Gate	8 - 15	Adjust door closer	\$250.00
Hillview Community Center	Floor 1	Door/Gate	8 - 15	Provide or modify door kickplate	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 13	Enlarge door opening	\$5,000.00
Hillview Community Center	Floor 1	Door/Gate	8 - 13	Replace or adjust door hardware	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 13	Provide or modify door kickplate	\$500.00
Restroom					
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 3	Replace or reposition dispensers or mirrors	\$150.00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 3	Provide or replace stall door hardware	\$250.00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 3	Replace or modify grab bars	\$1,000.00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 3	Replace or reposition fixtures	\$1,500.00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 3	Reposition toilet flush controls	\$1,000.00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 3	Widen corridor	\$10,000.00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 3	Modify stall partitions and doors	\$1,500.00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 4	Replace or reposition dispensers or mirrors	\$150.00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 4	Provide or replace stall door hardware	\$250.00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 4	Replace or modify grab bars	\$1,000.00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 4	Replace or reposition fixtures	\$1,500.00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 4	Reposition toilet flush controls	\$1,000.00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 4	Widen corridor	\$10,000.00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 4	Replace or reposition urinal	\$3,000.00
Classroom 16-18					
Hillview Community Center	Floor 1	Door/Gate	8 - 66	Replace or adjust door hardware	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 66	Enlarge door opening	\$5,000.00
Hillview Community Center	Floor 1	Door/Gate	8 - 66	Replace or modify door threshold	\$1,500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 65	Replace or adjust door hardware	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 65	Enlarge door opening	\$5,000.00
Hillview Community Center	Floor 1	Door/Gate	8 - 67	Enlarge door opening	\$5,000.00
Hillview Community Center	Floor 1	Single User Restroom	20 - 1	Widen corridor	\$10,000.00
Hillview Community Center	Floor 1	Single User Restroom	20 - 1	Increase or provide maneuvering or clear floor area	\$2,000.00
Hillview Community Center	Floor 1	Single User Restroom	20 - 1	Replace or reposition dispensers or mirrors	\$300.00
Hillview Community Center	Floor 1	Kitchen	25 - 1	Replace or reposition dispensers or mirrors	\$150.00
Hillview Community Center	Floor 1	Kitchen	25 - 1	Modify lavatory/counter clearances	\$2,500.00
Hillview Community Center	Floor 1	Kitchen	25 - 18	Replace or reposition dispensers or mirrors	\$300.00
Hillview Community Center	Floor 1	Kitchen	25 - 18	Modify lavatory/counter clearances	\$2,500.00
Hillview Community Center	Floor 1	Kitchen	25 - 16	Replace or adjust water controls	\$500.00
Hillview Community Center	Floor 1	Kitchen	25 - 16	Replace or reposition dispensers or mirrors	\$300.00
Hillview Community Center	Floor 1	Kitchen	25 - 16	Modify lavatory/counter clearances	\$2,500.00
Hillview Community Center	Floor 1	Kitchen	25 - 17	Replace or adjust water controls	\$500.00
Hillview Community Center	Floor 1	Kitchen	25 - 17	Replace or reposition dispensers or mirrors	\$300.00
Hillview Community Center	Floor 1	Kitchen	25 - 17	Modify lavatory/counter clearances	\$2,500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 18	Replace or adjust door hardware	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 18	Enlarge door opening	\$5,000.00
Hillview Community Center	Floor 1	Door/Gate	8 - 18	Replace or modify door threshold	\$1,500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 118	Replace or adjust door hardware	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 118	Enlarge door opening	\$5,000.00
Hillview Community Center	Floor 1	Door/Gate	8 - 118	Replace or modify door threshold	\$1,500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 17	Replace or adjust door hardware	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 17	Enlarge door opening	\$5,000.00
Hillview Community Center	Floor 1	Door/Gate	8 - 17	Replace or modify door threshold	\$1,500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 117	Replace or adjust door hardware	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 117	Enlarge door opening	\$5,000.00
Hillview Community Center	Floor 1	Door/Gate	8 - 16	Enlarge door opening	\$5,000.00
Hillview Community Center	Floor 1	Door/Gate	8 - 16	Replace or adjust door hardware	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 16	Provide or modify door kickplate	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 16	Replace or modify door threshold	\$1,500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 116	Enlarge door opening	\$5,000.00
Hillview Community Center	Floor 1	Door/Gate	8 - 116	Adjust door closer	\$250.00
Hillview Community Center	Floor 1	Door/Gate	8 - 116	Provide or modify door kickplate	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 116	Replace or modify door threshold	\$1,500.00

Copy of Los Altos ADA Barrier Inventory, April 2014

Classroom 7 - 9					
Hillview Community Center	Floor 1	Door/Gate	8 - 8	Enlarge door opening	\$5,000.00
Hillview Community Center	Floor 1	Door/Gate	8 - 8	Replace or adjust door hardware	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 8	Provide or modify door kickplate	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 8	Replace or modify door threshold	\$1,500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 108	Enlarge door opening	\$5,000.00
Hillview Community Center	Floor 1	Door/Gate	8 - 108	Replace or adjust door hardware	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 108	Provide or modify door kickplate	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 108	Replace or modify door threshold	\$1,500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 7	Replace or adjust door hardware	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 107	Replace or adjust door hardware	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 9	Replace or adjust door hardware	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 109	Replace or adjust door hardware	\$500.00
Senior Center					
Hillview Community Center	Floor 1	Kitchen	25 - 11	Modify lavatory/counter clearances	\$2,500.00
Hillview Community Center	Floor 1	Kitchen	25 - 12	Replace or reposition dispensers or mirrors	\$150.00
Hillview Community Center	Floor 1	Kitchen	25 - 12	Modify lavatory/counter clearances	\$2,500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 11	Enlarge door opening	\$5,000.00
Hillview Community Center	Floor 1	Door/Gate	8 - 11	Provide or modify door kickplate	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 111	Enlarge door opening	\$5,000.00
Hillview Community Center	Floor 1	Door/Gate	8 - 111	Provide or modify door kickplate	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 10	Enlarge door opening	\$5,000.00
Hillview Community Center	Floor 1	Door/Gate	8 - 110	Enlarge door opening	\$5,000.00
Hillview Community Center	Floor 1	Door/Gate	8 - 12	Enlarge door opening	\$5,000.00
Hillview Community Center	Floor 1	Door/Gate	8 - 12	Provide or modify door kickplate	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 12	Install or modify permanent room signs	\$250.00
Hillview Community Center	Floor 1	Door/Gate	8 - 112	Replace or adjust door hardware	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 112	Adjust door closer	\$250.00
Hillview Community Center	Floor 1	Door/Gate	8 - 112	Replace or modify door threshold	\$1,500.00
Hal Brady Hall					
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 1	Install sign	\$500.00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 1	Modify lavatory/counter clearances	\$2,500.00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 1	Replace or reposition dispensers or mirrors	\$300.00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 1	Reposition toilet flush controls	\$1,000.00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 1	Provide or replace stall door hardware	\$250.00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 1	Replace or modify grab bars	\$1,000.00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 1	Modify stall partitions and doors	\$1,500.00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 2	Install sign	\$500.00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 2	Modify lavatory/counter clearances	\$2,500.00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 2	Replace or reposition dispensers or mirrors	\$150.00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 2	Reposition toilet flush controls	\$1,000.00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 2	Provide or replace stall door hardware	\$250.00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 2	Replace or modify grab bars	\$1,000.00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 2	Modify stall partitions and doors	\$1,500.00
Hillview Community Center	Floor 1	Multiple User Restroom	19 - 2	Replace or reposition fixtures	\$1,500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 2	Install or modify permanent room signs	\$250.00
Hillview Community Center	Floor 1	Door/Gate	8 - 2	Adjust door closer	\$250.00
Hillview Community Center	Floor 1	Door/Gate	8 - 50	Install or modify permanent room signs	\$250.00
Hillview Community Center	Floor 1	Door/Gate	8 - 51	Install or modify permanent room signs	\$250.00
Hillview Community Center	Floor 1	Door/Gate	8 - 52	Install or modify permanent room signs	\$250.00
Hillview Community Center	Floor 1	Door/Gate	8 - 52	Adjust door closer	\$250.00
Children's Corner					
Hillview Community Center	Floor 1	Kitchen	25 - 4	Replace or reposition dispensers or mirrors	\$150.00
Hillview Community Center	Floor 1	Kitchen	25 - 4	Modify lavatory/counter clearances	\$2,500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 53	Replace or adjust door hardware	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 54	Replace or adjust door hardware	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 54	Provide or modify door kickplate	\$500.00
Multi-Purpose Room					
Hillview Community Center	Floor 1	Kitchen	25 - 3	Modify lavatory/counter clearances	\$2,500.00
Hillview Community Center	Floor 1	Kitchen	25 - 3	Replace or reposition dispensers or mirrors	\$150.00
Hillview Community Center	Floor 1	Door/Gate	8 - 64	Replace or adjust door hardware	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 64	Enlarge door opening	\$5,000.00
Hillview Community Center	Floor 1	Door/Gate	8 - 64	Adjust door closer	\$250.00
Hillview Community Center	Floor 1	Door/Gate	8 - 64	Provide additional strike edge clearance	\$5,000.00
Hillview Community Center	Floor 1	Door/Gate	8 - 64	Provide or modify door kickplate	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 63	Install or modify permanent room signs	\$250.00
Hillview Community Center	Floor 1	Door/Gate	8 - 63	Enlarge door opening	\$5,000.00
Hillview Community Center	Floor 1	Door/Gate	8 - 63	Provide or modify door kickplate	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 62	Install or modify permanent room signs	\$250.00
Hillview Community Center	Floor 1	Door/Gate	8 - 62	Enlarge door opening	\$5,000.00
Hillview Community Center	Floor 1	Door/Gate	8 - 62	Provide or modify door kickplate	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 62	Adjust door closer	\$250.00
Hillview Community Center	Floor 1	Door/Gate	8 - 61	Install or modify permanent room signs	\$250.00
Hillview Community Center	Floor 1	Door/Gate	8 - 61	Enlarge door opening	\$5,000.00
Hillview Community Center	Floor 1	Door/Gate	8 - 61	Adjust door closer	\$250.00
Hillview Community Center	Floor 1	Stairway	6 - 1	Replace stairs	\$15,000.00
Hillview Community Center	Floor 1	Stairway	6 - 1	Repair stair nosings	\$4,000.00
Hillview Community Center	Floor 1	Stairway	6 - 1	Install tread striping	\$500.00
Hillview Community Center	Floor 1	Stairway	6 - 1	Install or modify handrails	\$5,000.00
Hillview Community Center	Floor 1	Stairway	6 - 2	Replace stairs	\$15,000.00
Hillview Community Center	Floor 1	Stairway	6 - 2	Repair stair nosings	\$4,000.00
Hillview Community Center	Floor 1	Stairway	6 - 2	Install tread striping	\$500.00
Hillview Community Center	Floor 1	Stairway	6 - 2	Install or modify handrails	\$5,000.00
Hillview Community Center	Floor 1	Stairway	6 - 3	Replace stairs	\$15,000.00
Hillview Community Center	Floor 1	Stairway	6 - 3	Install or modify handrails	\$5,000.00

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Hillview Community Center	Floor 1	Stairway	6 - 3	Repair stair nosings	\$4,000.00
Hillview Community Center	Floor 1	Door/Gate	8 - 59	Increase or provide maneuvering or clear floor area	\$2,000.00
Hillview Community Center	Floor 1	Door/Gate	8 - 59	Enlarge door opening	\$5,000.00
Hillview Community Center	Floor 1	Door/Gate	8 - 59	Adjust door closer	\$250.00
Park's Office / Children Corner					
Hillview Community Center	Floor 1	Door/Gate	8 - 55	Replace or adjust door hardware	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 55	Provide or modify door kickplate	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 55	Adjust door closer	\$250.00
Hillview Community Center	Floor 1	Door/Gate	8 - 55	Replace or modify door threshold	\$1,500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 55	Increase or provide maneuvering or clear floor area	\$2,000.00
Hillview Community Center	Floor 1	Door/Gate	8 - 56	Replace or adjust door hardware	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 56	Provide or modify door kickplate	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 56	Adjust door closer	\$250.00
Hillview Community Center	Floor 1	Door/Gate	8 - 57	Replace or adjust door hardware	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 58	Replace or adjust door hardware	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 58	Provide or modify door kickplate	\$500.00
Hillview Community Center	Floor 1	Door/Gate	8 - 58	Adjust door closer	\$250.00
Exterior					
Hillview Community Center	Exterior	Walk	4 - 1	Regrade surface	\$500.00
Hillview Community Center	Exterior	Outdoor Constructed Features	33 - 1	Provide an accessible path of travel	\$5,000.00
Hillview Community Center	Exterior	Picnic Area	32 - 1	Provide an accessible table	\$2,500.00
Hillview Community Center	Exterior	Picnic Area	32 - 2	Provide an accessible table	\$2,500.00
Hillview Community Center	Exterior	Outdoor Constructed Features	33 - 2	Regrade surface	\$1,000.00
Hillview Community Center	Exterior	Curb Ramp	3 - 1	Provide detectable warning strip	\$1,000.00
Hillview Community Center	Exterior	Curb Ramp	3 - 1	Install, replace or modify curb ramp	\$3,500.00
Hillview Community Center	Exterior	Drinking Fountain	10 - 1	Adjust water stream	\$100.00
Hillview Community Center	Exterior	Drinking Fountain	10 - 1	Replace or reposition drinking fountain	\$5,000.00
Hillview Community Center	Exterior	Hazard	7 - 1	Remove overhanging or protruding objects	\$1,000.00
Concession / Restroom					
Hillview Park	Exterior	Multiple User Restroom	19 - 1	Install sign	\$500.00
Hillview Park	Exterior	Multiple User Restroom	19 - 1	Modify lavatory/counter clearances	\$2,500.00
Hillview Park	Exterior	Multiple User Restroom	19 - 1	Replace or reposition dispensers or mirrors	\$150.00
Hillview Park	Exterior	Multiple User Restroom	19 - 1	Provide or replace stall door hardware	\$250.00
Hillview Park	Exterior	Multiple User Restroom	19 - 1	Replace or reposition fixtures	\$1,500.00
Hillview Park	Exterior	Multiple User Restroom	19 - 1	Replace or modify grab bars	\$1,000.00
Hillview Park	Exterior	Multiple User Restroom	19 - 1	Modify stall partitions and doors	\$1,500.00
Hillview Park	Exterior	Multiple User Restroom	19 - 2	Install sign	\$500.00
Hillview Park	Exterior	Multiple User Restroom	19 - 2	Modify lavatory/counter clearances	\$2,500.00
Hillview Park	Exterior	Multiple User Restroom	19 - 2	Replace or reposition dispensers or mirrors	\$450.00
Hillview Park	Exterior	Multiple User Restroom	19 - 2	Provide or replace stall door hardware	\$250.00
Hillview Park	Exterior	Multiple User Restroom	19 - 2	Replace or modify grab bars	\$1,000.00
Hillview Park	Exterior	Multiple User Restroom	19 - 2	Reposition toilet flush controls	\$1,000.00
Hillview Park	Exterior	Multiple User Restroom	19 - 2	Replace or reposition urinal	\$3,000.00
Hillview Park	Exterior	Multiple User Restroom	19 - 2	Modify stall partitions and doors	\$1,500.00

